

STATEMENT OF PLAN PROPOSAL.

PART - A

- ASSEESSE NO : 31-109-08-2387-9
- NAME OF OWNER :-  
**MESSRS SHELTERCON PROPRIETOR:-**  
SRI ANIRUDDHA MUKHERJEE  
01/09/04-HAR-22/1-280,  
SOUTH 24 PARGANAS, DATED- 02/03/2022.
- DETAILS OF BUREAU ONLINE MUTATION:-  
NO. -4831, DATED - 06/04/2022
- DETAILS OF CONVERSION CERTIFICATE:-  
MEMO NO. - 1712369/CON CERTIFICATE/  
SHILOATM/KASBA/16, DATED - 16/03/2016.  
(SHILOATM TO BASTU IN THE NAME OF PREVIOUS OWNER)
- DETAILS OF REGISTERED DEED:-  
BOOK NO. VOLUME NO. 1604-2022,  
PAGES FROM 69751 TO 69789 BEING  
NO.-160402049, REED. AT D.S.R.-IV  
SOUTH 24 PARGANAS, DATED- 02/03/2022.

PART - B

- AREA OF LAND:-  
AS PER TITLE DEED :- 216.170 SQ.M  
(03 K - 03 CH - 35 SFT.)
- NET AREA OF LAND:- 216.170 SQ.M
- PERMISSIBLE GROUND COVERAGE :-  
= 128.537 SQ.M = 59.461 %
- PROPOSED GROUND COVERAGE :-  
= 125.905 SQ.M = 58.243 %

FLOOR WISE	TOTAL FLOOR AREA	STAR L. STAR LOBBY	LIFT, WELL AREA	LIFT LOBBY AREA	NET FLOOR AREA	TOTAL
GROUND FLOOR	125.905 SQ.M	9.900 SQ.M	2.228 SQ.M	2.228 SQ.M	113.777 SQ.M	
FIRST FLOOR	125.905 SQ.M	9.900 SQ.M	1.820 SQ.M	2.228 SQ.M	111.957 SQ.M	
SECOND FLOOR	125.905 SQ.M	9.900 SQ.M	1.820 SQ.M	2.228 SQ.M	111.957 SQ.M	
THIRD FLOOR	125.905 SQ.M	9.900 SQ.M	1.820 SQ.M	2.228 SQ.M	111.957 SQ.M	
TOTAL	503.620 SQ.M	39.600 SQ.M	5.688 SQ.M	9.912 SQ.M	449.648 SQ.M	

TEMENANT AREA	TO BE ADDED	TOTAL AREA	TEMENANT NO.	REQUIRED PARKING
82.989 SQ.M	17.224 SQ.M	100.313 SQ.M	3 NOS.	3 NOS.
27.058 SQ.M	5.648 SQ.M	32.706 SQ.M	3 NOS.	3 NOS.
TOTAL REQUIRED PARKING				3 NOS.

- NO. OF PARKING PROVIDED - COVERED = 3 NOS. & OPEN = NIL
- PERMISSIBLE AREA FOR PARKING  
a) GROUND FLOOR = 3 X 25 = 75 SQ.M  
b) BASEMENT - NIL
- ACTUAL AREA OF PARKING PROVIDED a) GROUND FLOOR - 99.104 SQ.M  
b) BASEMENT - NIL
- PERMISSIBLE F.A.R. = 1/75
- PROPOSED F.A.R. = (449.648 - 75) / 216.170 = 1.733
- LOFT & CLIP BOARD AREA :-  
10. STAIRCOVER AREA IN ROOF :- 12.568 SQ.M  
11. LIFT MACHINE ROOM AREA :- 6.281 SQ.M  
12. L.M.R. STAIR AREA :- 3.000 SQ.M  
13. R.O.M. STAIR AREA :- 4.292 SQ.M  
14. ADD. AREA FOR FEES :- 33.295 SQ.M  
15. TREE COVER AREA :- 1.275 SQ.M

**SUPERSEDING PLAN OF PROPOSED G+III STORED RESIDENTIAL BUILDING UNDER SEC. 393A OF K.M.C. ACT. 1980 COMPLYING B/R 2009 AT PREMISES NO.- 2385, NAYABAD, WARD NO.- 109, BOROUGH NO.- XII, UNDER L.R. & R.S. DAG NO.- 186, PREVIOUS L.R. KHATIAN NO.- 1225, PRESENT L.R. KHATIAN NO.- 2671, R.S. KHATIAN NO.- 88, MOUZA - NAYABAD, J.L. NO.- 25, P.S.- PANCHASAYAR.**

PREVIOUS B.P. NO. - 2022120431, DATED- 20-JUL-22.

B.P. NO. - 2022120431 DATED- 20-DEC-22  
VALID UPTO- 19-DEC-27  
SHEET NO. - 2 OF 2

SCHEDULE OF DOORS & WINDOWS

D O O R		W I N D O W			
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	900	1200
D3	750	2100	W3	600	600
			W4	1200	1200

- NOTES AND SPECIFICATION**
- ALL DIMENSIONS ARE IN MM. OTHERWISE MENTIONED.
  - ALL EXTERNAL WALLS ARE 200 MM. THK. CONSTRUCTED WITH CEMENT SAND MORTAR. 1:6 AND INTERNAL PARTITION WALLS ARE 125 MM. THK. WITH 1:4 CEMENT SAND MORTAR.
  - ROOF COVERING TO BE DONE WITH 100MM. THK. OF CONCRETE ON 1:3:6 GRADE.
  - PLASTERING TO BE DONE WITH 12MM. THK. OF CEMENT SAND MORTAR.
  - PLAIN CEMENT CONC. WITH SAND CEMENT AND JHANKA KHOLA (1:3:6).
  - DEPTH OF SEPTIC TANK & S.U.G.W.R. DOES NOT EXCEED THE DEPTH OF NEARBY BUILDING FOUNDATION.
  - ALL PROJECTED CHAJJA ARE 450 WIDE.

**DECLARATION OF L.B.S.**

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

- THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. B.YE-PASS.
- THE PLOT IS DEMARCATED BY BOUNDARY WALL.
- CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

**SRI HIRANMOY SARKAR**  
(L.B.S. NO. - 1016/1)

**NAME OF L.B.S.**

**DECLARATION OF STRUCTURAL ENGINEER.**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING HAS BEEN DONE BY DR. SANTOSH KR. CHAKRABORTY M/S. TECHNOSOIL OF GORHARA, ARUNACHAL CHAKRABORTY KOLKATA-700 150. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**SRI ANIRUDDHA MUKHERJEE**  
(E.S.E. NO. - 389/11)

**NAME OF STRUCTURAL ENGINEER.**

**DECLARATION OF GEO - TECHNICAL ENGINEER.**

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL TESTS TO DETERMINE THE BEARING CAPACITY OF THE SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

**(DR. SANTOSH KR. CHAKRABORTY)**  
(G.T.E. NO. - 16/1)

**NAME OF GEO - TECHNICAL ENGINEER.**

**DECLARATION OF OWNER:-**

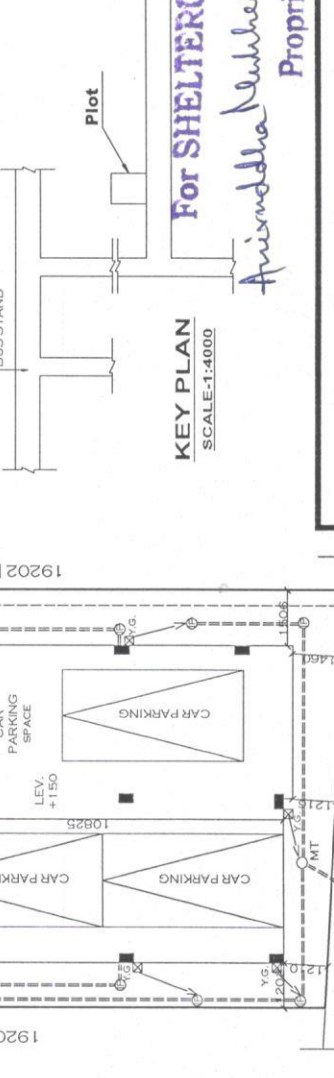
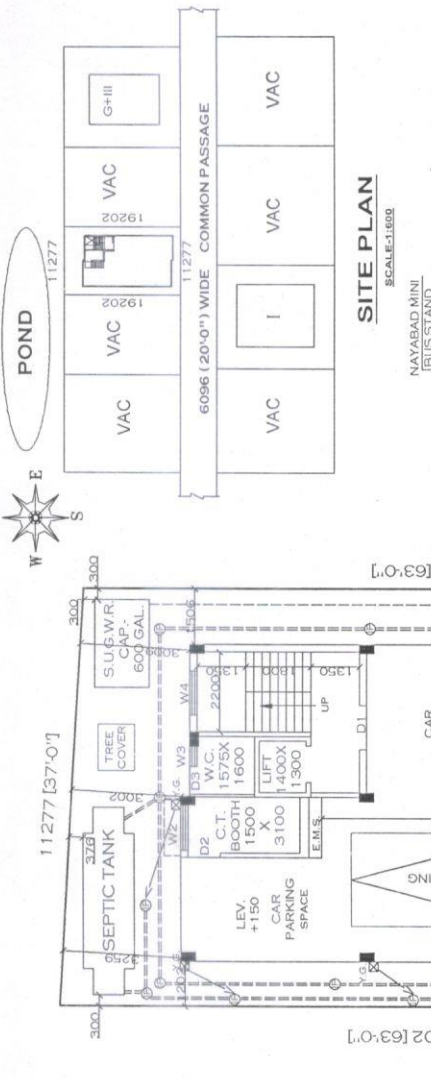
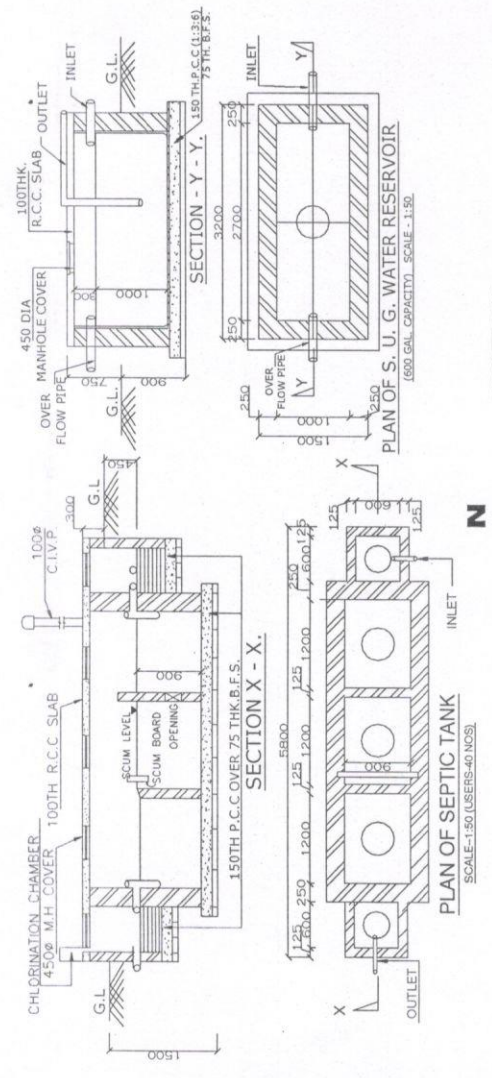
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :

- I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION OF PROPOSED BUILDING.
- I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING [ AS PER B.S. PLAN ].
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

**MESSRS SHELTERCON PROPRIETOR:- SRI ANIRUDDHA MUKHERJEE**  
**NAME OF OWNER**

NOT APPLICABLE  
DIGITAL SIGN. OF E.E.

NOT APPLICABLE  
DIGITAL SIGN. OF E.E.



Digitally signed by DEBASIS SOM  
Date: 2022.12.20 15:44:49  
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**DEBASIS SOM**

DIGITAL SIGN. OF A.E.